



Barrio Historico Historic Zone Advisory Board
Monday, January 13, 2020
Joel D. Valdez Main Library
Children's Meeting Room, 1st Floor
101 North Stone Avenue
Tucson, Arizona 85701

Legal Action Report/Minutes

1. Call to Order/Roll Call

Members Present: Karen Costello (Chair), Joseph Patterson (Vice Chair), Paul Horbatt, Mary Lou Heuett, Paolo DeLorenzo, Craig Carter. A quorum was established and the meeting was called to order at 4:03pm.

2. Approval of Minutes – December 9, 2019

Motion to approve the minutes of December 9, 2019, as submitted, was made by Mary Lou Heuett and seconded by Joseph Patterson. The motion passed by a voice vote of 6 to 0.

3. Call to the Audience

None.

4. Reviews – Leo Katz, applicant on behalf of property owner, Michael Keith, presented plans showing elevations, site plans and contributing properties within the development zone for the reviews listed below. The Board requested that the applicant present all reviews concurrently as the properties are adjacent to each other. The applicant continued with the presentation of all reviews.

a. HPZ 20-04, 430 W. 17th Street

Specifically, in regard to 430 W. 17th Street, the Board had concerns about the height of the structure and the "step-up" of the parapet shown on the elevations. The applicant provided information that the height was based off of a contributing property within the development zone. The Board discussed the height of the proposed structure and provided feedback to the applicant that the parapet should be lowered to a height of $\pm 15'6"$ with the step-up removed from the plan. Discussion was held regarding the appearance of a jogged roof between the patio wall and the home. The Board agreed that a clear difference between the house and the patio wall is necessary.

The Board had concerns about the proposed square windows. It was recommended that the applicant review windows within the Barrio and ensure that proposed small windows are in line with those in the area.

The Board advised that 2 x 6 frame stucco is not permitted in the Barrio. The property owner stated environmental reasons for wanting to use this exterior wall structure. The property owner agreed that a block or masonry construction would be utilized. Additionally, the Board discussed setting climate change and construction within the Barrio as a possible future agenda item.

Discussion was held regarding the location of trash and recycling, which is all proposed in the garage. The Board had no issue with the location of the same.

A motion was made by Heuett to continue the case with the applicant to provide revised plans based on feedback from the Board. The Motion was seconded by DeLorenzo. The motion passed with a vote of 6-0.

b. HPZ 20-05, 590 S. Main Avenue

The Board had concerns that proposed structures at 590 S. Main Avenue and 594 S. Main Avenue, as presented, were not differentiated enough from each other to appear organic within the development zone. The Board was also concerned that the structures dwarf the existing home adjacent to the north of the property. The Board advised that the parapet for 590 S. Main should be dropped one foot in height to distinguish the structure from 594 S. Main and help to minimize its dominance over the adjacent existing home.

In relation to this review, the Board advised that 2 X 6 framed stucco is not permitted by the Board in the Barrio. The applicant agreed to construct the home from block or masonry. The Board indicated that a setback of 4 ft for the structure is acceptable.

Discussion was held regarding the location of trash and recycling, which is all proposed in the garage. The Board had no issue with the location of the same.

A motion was made by Heuett to continue the case with the applicant to provide revised plans based on feedback from the Board. The Motion was seconded by DeLorenzo. The motion passed with a vote of 6-0.

c. HPZ 20-06, 594 S. Main Avenue

The Board had concerns about the shape of the windows on the W 17th Street side of the proposed structure. The Board requested that the applicant review windows in the Barrio and use inspiration from there to revise the proposed windows. It was noted by the Board that the windows do not necessarily need to be double hung. The Board had issues with the stubby scuppers on the structure and requested that the scupper length be increased.

In relation to this review, the Board advised that 2 X 6 framed stucco is not permitted by the Board in the Barrio. The applicant agreed to construct the home from block or masonry and indicated that a reduced setback would assist with this construction. The Board indicated that a setback of 4 ft for the structure is acceptable.

Discussion was held regarding the location of trash and recycling, which is all proposed in the garage. The Board had no issue with the location of the same.

A motion was made by Heuett to continue the case with the applicant to provide revised plans based on feedback from the Board. The Motion was seconded by DeLorenzo. The motion passed with a vote of 6-0.

5. BHHZAB Design Guidelines

a. Discussion on the design guidelines procedure

Chair Costello and Member Heuett informed the Board that a rough draft of the design guidelines is being worked on. Upon completion of the rough draft of the guidelines the draft will be sent to the Board members for feedback and discussion at a meeting. Member Patterson suggested that

“update to design guidelines” be set as a repeating agenda item and each meeting a new topic is discussed. The Board agreed that the design guidelines need to be clear and consistent. Discussion was held on what the mission of the Board is with regard to the design guidelines. Discussion was held regarding inaccurate depiction of Contributing Properties on the City of Tucson GIS website.

6. Staff Updates – Information Only

No action taken.

7. Future Agenda Items

No action taken.

8. Adjournment – The meeting adjourned at 5:56pm